

# butters john bee<sup>bjb</sup>

## land & new homes



Land at, Bourne Street / Tweed Street, Stoke-on-Trent, ST4 3BE



0.35 acre(s)

**Guide Price £23,000**

0.35 Acre parcel of vacant land

Potential for alternative uses (Subject to necessary planning consents)

For Sale By Auction at 6.30 pm on Monday 13th July 2026

at the Double Tree By Hilton Hotel, Festival Park, Stoke-on-Trent, ST1 5BQ

Contact the Auction Team to Register: 0800 090 2200 or [auction@bjbmail.com](mailto:auction@bjbmail.com)



**Description**

0.35 Acre of vacant land with potential for alternative uses subject to obtaining necessary planning consents.

**Location**

Tweed Street is situated within a predominantly residential area of Stoke-on-Trent, offering convenient access to a range of local amenities including shops, schools and supermarkets, whilst benefiting from strong transport connectivity via nearby arterial routes and regular bus services. Stoke-on-Trent Railway Station is located 3 miles from the subject land which provides direct rail links to Manchester, Birmingham and London.

**Planning & Supporting Information.**

The land has a vast planning history with the most recent planning application for 'Erection of 2no. single storey detached dwellings' which was refused on 24-08-2022 (Ref; 67377/FUL). The planning decision cites 'The proposed dwellings, by reason of their scale, siting and design, fail to respect their wider setting and established built form and their appearance would appear out of keeping, and lack active engagement with the existing surrounding residential area, to the detriment of the character and appearance of the streetscene and wider area'.

NB: Whilst BJB will try and supply as much information as we can about the planning status of the land / property, please be mindful that we are not planning consultants and accordingly it is important that prospective purchasers ensure they have inspected the land / property and rely upon their own enquiries, assessments and due diligence with regards to the planning status and current or potential uses. All information is supplied in good faith and BJB cannot be held liable for any errors or omissions.

**Local Council**

The site is located in the Council district of Stoke-on-Trent City Council <https://www.stoke.gov.uk/>.

**Tenure**

Freehold with vacant possession upon completion.

**VAT.**

All prices quoted by Butters John Bee are exclusive of VAT unless otherwise stated. We have been advised by our Client that VAT is NOT applicable, however all interested parties should make their own enquiries to satisfy themselves with the VAT position.

**Common Auction Conditions.**

This property is sold subject to our Common Auction Conditions (a copy is available on request).

**Buyers Admin Fee.**

A buyers administration fee of £1,800 including VAT is applicable to this lot. The purchaser will pay the fee whether the property is bought before, at or following the auction date.

**Legal Pack.**

Purchasing a property at auction is a firm commitment that carries the same legal implications as a signed contract by private treaty. It is important that you consult with your legal adviser before bidding and also your accountant regarding the impact of VAT, if applicable, on the sale price. The legal pack can be viewed online via our website [www.buttersjohnbee.com](http://www.buttersjohnbee.com). Legal packs can also be viewed at the selling office. These documents should be passed to your legal adviser as they will help you make an informed decision about the lot. If you need further legal information please contact the vendor's solicitor whose details will be in the auction catalogue. Remember that you buy subject to all documentation and terms of contract whether or not you have read them.

**Addendum.**

Check the latest addendum at [buttersjohnbee.com](http://buttersjohnbee.com) for any alterations or changes to the catalogue.

**Internet, Telephone and Proxy Bidding**

We are pleased to announce that we are now back in the Auction room at the Double Tree Hilton Hotel (Moat House). However, we also have the other bidding options available: On-Line / Telephone / By-Proxy. You will need to register in advance and provide two forms of ID. Register at [www.buttersjohnbee.com/auction](http://www.buttersjohnbee.com/auction) or contact the Auction Team on 0800 090 2200 or [auction@bjbmail.com](mailto:auction@bjbmail.com).

**Legal Costs**

Please refer to the auction pack in respect of any legal fees or search fees which may be due upon exchange or completion.

**Deposit**

Please note that a deposit of 10% of the purchase price (Min £3,000) will be due on Exchange of Contracts, whether the land / property is sold prior to Auction, in the Auction room or after the Auction.

**Viewings**

The site can be inspected from the Public Highway – no appointment is necessary.

**All Enquiries**

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**Looking for Land & Development Opportunities?**

Please note that not all land & development opportunities will appear on our website. To ensure that you do not miss out on these opportunities please e-mail: [residential-land@bjbmail.com](mailto:residential-land@bjbmail.com) or call the Land & New Homes team to discuss your requirements.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

